

SHERIFF'S SALE LIST

All of the property listed below will be sold at a Sheriff's Sale at the Courthouse in the City of Marlin, Falls County, Texas, on Tuesday, December 6, 2022, beginning at 10:00 a.m. The Sheriff will sell the property to the highest bidder for cash or its equivalent. The bid must start at the amount of the opening bid set out opposite each tract below, and no bid less than that amount can be accepted by the officer conducting the sale. This property is being sold for taxes, and all sales are made subject to the right of the former owner to redeem within the time frame and in the manner provided for in the Texas Property Tax Code. **The purchaser will receive a Sheriff's Deed, which is without warranty, expressed or implied.** It will necessary that the bidders satisfy themselves concerning the location of the property prior to the sale. Maps and plats of these properties and other instruments of title are on file in the office of the Falls County Clerk, at Marlin, Texas, and all papers in the suit on which this sale is based are on file in the office of the District Clerk.

POST JUDGMENT TAXES ARE NOT PART OF THE OPENING BID. IF YOU PURCHASE PROPERTY AT THE SHERIFF'S SALE, YOU ARE RESPONSIBLE FOR PAYING THESE TAXES IF ANY ARE DUE.

**PLEASE CONTACT PAULA BANKS AT 512-415-0190 OR
PBANKS@PBFCM.COM IF YOU HAVE QUESTIONS.**

TAX FORECLOSURE SALE DECEMBER 6, 2022 @ 10:00 AM Falls County Courthouse			
Item No.	Tax Suit No.	Legal Description / Address (if available)	Estimated Minimum Bid
1	39,747 ROSEBUD-LOTT INDEPENDENT SCHOOL DISTRICT, ET AL VS. UNKNOWN HEIRS OF NICOLASA DELEON, ET AL	TRACT 1: Lot 6 in block 16 of the Farish Subdivision in the City of Rosebud, Falls County, Texas; said municipal lot is more particularly described in the map and plat records of the Falls County Clerk's Office, Falls County, Texas (Tax Office Account # 000002600001). Adjudged Value: \$2,450.00 Situs: 418 Rowena Ave, City of Rosebud	\$2,450.00 <i>SUBJECT TO 2022 TAXES</i>
2	39,749 ROSEBUD-LOTT INDEPENDENT SCHOOL DISTRICT VS. BARBARA JONES	TRACT 1: That certain 1 acre tract, more or less, Lewis Biscamp Survey, A-105, Falls County, Texas and being the same land described in Deed dated January 2, 2016 from Buddy Ward to Barbara Jones and Matthew Ward, recorded in Volume	\$8,100.00 <i>SUBJECT TO 2022 TAXES</i>

	ET AL	314, Page 254 of the Official Records of Falls County, Texas. (Tax Account No. 29107/000004261002) Adjudged Value: \$25,700.00 Situs: 638 CR 481/CR 484, Lott	
3	39,774T ROSEBUD-LOTT INDEPENDENT SCHOOL DISTRICT VS. DEBRA JACKSON	TRACT 2: LOT 3, BLOCK 225 OF THE TOWNSITE OF LOTT, FALLS COUNTY, TEXAS, COMMONLY KNOWN AS 300 A.B. DAVIS, BEING MORE PARTICULARLY DESCRIBED IN DEED DATED AUGUST 16, 2005 FROM BLANCHE NIX, INDEPENDENT EXECUTOR OF THE ESTATE OF OMADIE GREER, DECEASED, TO DEBRA JACKSON, RECORDED IN VOLUME 180 AT PAGE 276 OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS (ACCOUNT NO. 29094/000004247001) Adjudged Value: \$12,770.00 Situs: First @ Oak, Lott	\$12,770.00 <i>SUBJECT TO 2022 TAXES</i>
4	CV40645T FALLS COUNTY vs. ANDREW YOUNG, ET AL.	TRACT 1: Lot 11, Block 1, W.T. Price Addition, City of Marlin, Falls County, Texas and being the same land described in Deed dated December 7, 1969 from Brozie Washington and wife, Hattie Washington to Ethel Young, recorded in Volume 275 at Page 958 of the Deed Records of Falls County, Texas. (Tax Account No. 000014011001 and Falls CAD # 39063). Adjudged Value: \$1,080.00 Situs: 316 Price, Marlin	\$1,080.00 <i>SUBJECT TO 2022 TAXES</i>
5	CV40671T FALLS COUNTY vs. RAY LANG JR., ET AL.	TRACT 1: Lots 13 & 14, Block 6, Fair S3320, City of Marlin, Falls County, Texas and being the same land described in Deed dated December 22, 2016 from Carolyn Lang to Ray Lang, Jr., recorded in Volume 325 at Page 703 of the Official Records of Falls County, Texas (TAX ACCOUNT NO. 00001222001). Adjudged Value: \$20,050.00 Situs: 901 Lucas, City of Rosebud	\$10,600.00 <i>SUBJECT TO 2022 TAXES</i>
6	CV40851T FALLS COUNTY VS. UNKNOWN HEIRS	TRACT 1: Part of lot 6 in block 1 of the Craik Addition to the City of Marlin, Falls County, Texas, as more particularly described in the Affidavit & Conveyance	\$57,250.00

	TO THE ESTATE OF ALLEYNE BAILEY, ET AL	recorded at Volume 29, Page 680 of the Official Records of Falls County, Texas; situs: 217 Shady (Tax Account No. 000011669001). Adjudged Value: \$78,760.00 Situs: 217 Shady, Marlin	<i>SUBJECT TO 2022 TAXES</i>
7	CV40905T FALLS COUNTY VS. UNKNOWN HEIRS OF WILDA WILLIAMS	TRACT 1: That certain 0.65 of an acre, more or less, J.A. Manchaca Grant, A-34, Falls County, Texas and being the same land described in Deed dated July 5, 1994 from Willie L. Utz and wife, Evelyn Ione Utz to Wilda Williams, recorded in Volume 51 at Page 433 of the Official Records of Falls County, Texas. (TAX ACCOUNT NO. 39465/000014741001) Adjudged Value: \$50,970.00 Situs: 202 CR 4023, Chilton	\$9,800.00 <i>SUBJECT TO 2022 TAXES</i>